

CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 1.30.2013

RE: V#107-12

Case Information:

Case:	V#107-12
Applicant:	McDonalds USA, LLC
Parcels:	Portion of 15N17 110F (Outparcel #3)
Area:	±3.17 Acres
Location:	Ridgewalk Pkwy & I575
Property Owner(s):	Atlanta Outlet Outparcels, LLC
Current Zoning:	LI W/Technology Park and Variances of V#101-12

Applicant's Request:

Variance to Variance V#101.11 Items:

Item No 1 (9I-1) – Request to increase the maximum building setback line from 18.0' to 46.66' from the sidewalk

Item No 2 (9I-2) Request to reduce the minimum building frontage cover from. 60% to 37.9% along the build to line

Item No 3 (9I-4) – Request to reduce the minimum clear glazing facing the public street from 50% to 27.4%

Item No 4 (9I-6) – Request to allow parking along side with building frontage area of 37.9% while providing 52" high evergreen hedge to screen side parking from. Ridgewalk Parkway

Item No 5 – Variance to Section 7.946(2) Request to increase the maximum impervious area from 70% to 72%.

Item No 6- Variance to Section 6.4,14(1) Request to increase the number of allowed drive thru menu boards from one to two

Item No 7 – Variance to Section 6.4.14(3) Request to increase the allowed menu board area or each menu board from 30 square feet to 43.9 square

feet; and from height of 6' to 6'-9" as measured from the ground. All proposed menu boards to be internally illuminated.
Item No 8 – Variance to Section 6.4.4 (b) Request to increase the allowed number of freestanding signs from one to two.

Background:

The subject property is Outparcel #3 of the Outlet Shoppes of Atlanta. As a condition of variances granted in Case V#101-12 the following conditions were placed on the outparcels:

Conditions #9I, 1-7 of V#101-11

1. All buildings shall be built along a build-to line measured no more than 18 feet from the back edge of the sidewalk.
2. All buildings shall be built to cover a minimum of 60% of the frontage along the entire width of the parcel as measured at the build-to line.
3. All buildings must have a minimum height of 20 feet to top of parapet wall or eave.
4. All buildings must have a minimum of 50% clear glazing facing the public street.
5. All buildings must have a minimum of 1 functional entry facing the public street.
6. Parking is only allowed in the rear of the building or on the side once the 60% frontage requirement has been met. If parking is built on the side, an opaque screen a minimum of 52" high made from similar building materials or evergreen landscaping is required along 100% of parking area.
7. All storage areas, dumpster facilities and drive thru facilities shall be located on the rear of the building and not be visible from the public street.

* Developer shall have the right to bring back to the City Council a request for a variance from any of the conditions listed in #9(I) for individual parcels.

McDonald's has requested variances from 4 of the outparcel conditions and one of the Technology Park Overlay requirements due to operational difficulties of not providing full access around their building. Staff does not support variance requests 1,2,4, and 5 based on the lack of physical or unique characteristics of the site. Staff found that the requests did have some level of operational hardship for the applicant, but did not feel that they could not be overcome given a similar use that has met the requirements.

Request number 3 was removed due to the fact that as drawn, the building met this requirement.

In addition, the sign code currently only allows for one menu board to be permitted per drive thru facility. This does not address drive thru facilities with multiple lanes, which are beginning to be more prevalent with drive thru facilities. The City recognizes that adjustments to the sign code need to be proposed.

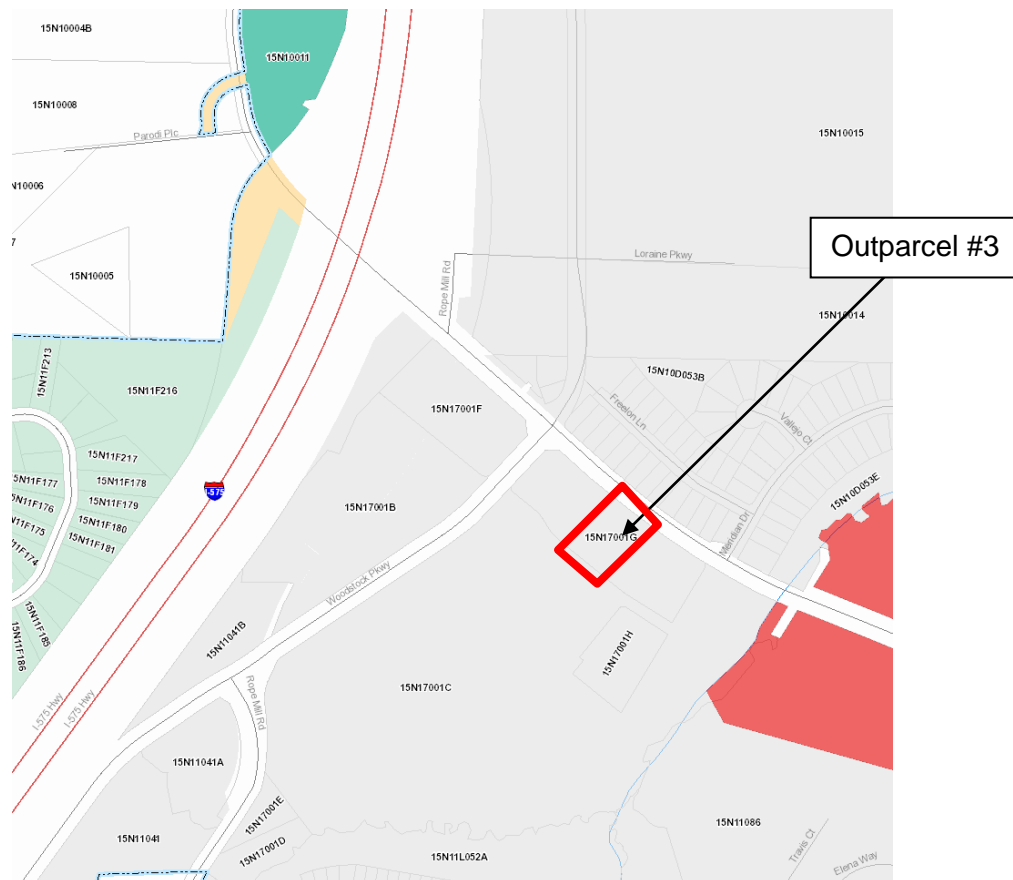
During the approval of V #101-11 (Outlet Shoppes of Atlanta) a sign package was approved and adopted that did not include a multi-tenant sign on any outparcel property for the shopping center. Due to this fact any additional signs added outside of the approved sign package would have to be brought through a modification process. Staff feels that if and when the owner of the

shopping center wishes to add this sign to their sign package, variance request 8 can be handled at that time.

Surrounding Land Uses:

NORTH:	LI w/ Technology Park
EAST:	LI w/ Technology Park
WEST:	LI w/ Technology Park
SOUTH:	LI w/ Technology Park

Zoning Map:



At the January 9, 2013 meeting the Development Process Committee voted to recommend the following;

DENIAL of Item No 1 (9I-1) –Request to increase the maximum building setback line from 18.0' to 46.66' from the sidewalk.

DENIAL of Item No 2 (9I-2) Request to reduce the minimum building frontage cover from. 60% to 37.9% along the build to line.

DENIAL of Item No. 3 (9I-4) – Request to reduce the minimum clear glazing facing the public street from 50% to 27.4%,

DENIAL of Item No. 4 (9I-6) – Request to allow parking along side with building frontage area of 37.9% while providing 52" high evergreen hedge to screen side parking from. Ridgewalk Parkway,

DENIAL of Item No. 5 – Variance to Section 7.946(2) Request to increase the maximum impervious area from 70% to 72%.

APPROVAL OF Item No. 6- Variance to Section 6.4,14(1) Request to increase the number of allowed drive thru menu boards from one to two

APPROVAL OF Item No. 7 – Variance to Section 6.4.14(3) Request to increase the allowed menu board area or each menu board from 30 square feet to 43.9 square feet; and from height of 6' to 6'-9" as measured from the ground. All proposed menu boards to be internally illuminated.

DENIAL of Item No. 8 – Variance to Section 6.4.4 (b) Request to increase the allowed number of freestanding signs from one to two.